

MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, SEPTEMBER 18, 2024

The meeting of the Manheim Township Planning Commission was held on Wednesday September 18, 2024, at 5:30 p.m. Members present were John Shipman, John Hendrix, Sandy Kime, and Alex Rohrbaugh. Township staff present were Sharyn Young, Director of Planning and Zoning, Jim Langenstein, Plan Review Administrator, and Declan Murphy, Communications Specialist. Nate Hardman, Township Engineer, was also present.

Roll Call

Mr. Shipman called the meeting to order at 5:30 p.m.

Minutes

Mr. Rohrbaugh recused himself from voting since he was not at the last meeting. Motion was made to table this vote due to not having a quorum. Motion carried 4-0.

Conditional Use Application

GJA Real Estate Partnership – Neffsville Veterinary Clinic (2555 Lititz Pike and 29 Echo Valley Lane, B-2 Business Zoning District and T-5 Neffsville Village Overlay Area)

Seth Hiller of Blakinger Thomas, Rick Jackson of ELA Group and Kevin Miller of Breslin Architects presented the plan on behalf of the applicant, GJA Real Estate Partnership.

Mr. Hiller, Mr. Jackson and Mr. Miller described the subject of the conditional use application, which proposes a 4,521 SF expansion of the existing veterinary facilities (currently 11,647 SF) together with improved driveways and additional parking. No increase in staff or veterinarians is anticipated and there will be only three (3) additional dog runs. The proposed expansion will not generate significantly more traffic, nor will there be an expansion in the hours of operation. The proposed addition exceeds 30% of the size of the existing building necessitating purchase of TDRs. The existing contractor shop located at 29 Echo Valley Lane is not being developed at this time and will only be used as additional storage space. Local residents expressed concerns regarding maintenance of existing access easements, adequacy of screening and stormwater management. They were assured that details such as those will be addressed in the land development that will follow the conditional use approval.

Motion was made by Mr. Kime and seconded by Mr. Rohrbaugh to recommend approval of the conditional use application. Motion carried 4-0.

Subdivision/Land Development Plans

Final Lot Add-On Plan for Fisher Companies – (1758 and 1766 Oregon Pike, B-2 Business Zoning District and D-C Corridor Overlay)

Doug Herr of Hershey Land Surveyors presented the plan for the applicant, Herb Fisher, who was also present.

Mr. Herr explained that the plan proposes to transfer .29 AC from the BELCO Community Credit Union property (1766 Oregon Pike) to the adjacent property owned by Dennis D. Herr (1758 Oregon Pike). The expressed purpose of the lot add-on plan is for the eventual creation of additional parking for 1758 Oregon Pike.

Motion was made by Mr. Rohrbaugh and seconded by Mr. Kime to recommend approval of the plan. Motion carried 4-0.

301 Sarsen Drive - Final Subdivision Plan - (301 Sarsen Drive, R-1 Residential Zoning District)

Randy Dautrich of Dautrich Engineering presented the plan on behalf of the applicant, Evan Costello.

Mr. Dautrich explained that the plan proposes the subdivision of an existing 1.835 AC residential lot, which contains a detached single-family dwelling, into three (3) single-family detached residential lots. Stormwater management facilities will be provided on each of the two new lots for the future dwellings and associated improvements. The plan proposes sidewalks along the west side of Buckwalter Road to connect the Stonehenge Estates sidewalk down around the corner of Sarsen Drive to the first driveway from the corner. It was felt that it was unnecessary to extend further along Sarsen Drive since there are no sidewalks along this entire street.

Motion was made by Mr. Kime and seconded by Mr. Hendrix to recommend approval of the plan. Motion carried 4-0.

Final Subdivision and Land Development Plan for Stonehenge Estates Tract 2 (Stonebriar) - (256 Koser Road, R-2 Residential Zoning District)

Cheryl Love of ELA Group presented the plan on behalf of the applicant, Stonehenge Development, LLC.

Ms. Love explained that the plan proposes development of a total of 90 new residential dwelling units on a 23.6-acre lot located at the intersection of Buckwalter and Koser Roads. The development will consist of 52 detached and 38 semi-detached dwelling units. 21 TDRs are required for this project. Sidewalks have been proposed throughout the development with a crosswalk proposed at the intersection of Buckwalter Road and Inverness Drive to allow pedestrian access to Reidenbaugh Elementary School and the adjacent Manheim Township Park. The grading of the site was discussed, and it was stated that it was a balanced site and had an approved NPDES permit.

Motion was made by Mr. Hendrix and seconded by Mr. Rohrbaugh to recommend approval of the plan. Motion carried 4-0.

Proposed Zoning Ordinance Amendments

KIRPA Estates (3001 Oregon Pike - B-3 Business Zoning District /T-5 Oregon Village Overlay)

Matt Creme of Nikolaus & Hohenadel and Joel Young of Rettew Associates informally presented a revised petition to amend the Zoning Ordinance and Zoning Map on behalf of the petitioner, KIRPA Estates.

Mr. Creme and Mr. Young explained that the revised petition proposes to rezone 20.52 acres of the 26.77-acre site from the B-3 Business Zoning District to the R-3 Residential Zoning District, increase the maximum permitted building height for buildings in the B-3 Business Zoning District to 55 feet, reduce the minimum required area per multi-family dwelling unit from 5,000 SF to 3,500 SF with the purchase of TDRs, and permit houses of worship under 20,000 SF by right in the R-3 Residential Zoning District. The proposed amendment would no longer eliminate any requirements to purchase TDRs. Mr. Creme talked about the ongoing need for multi-family housing in the area and thus the increase in permitted density to make multi-family development potentially more financially attainable for a greater portion of the area's population.

Extensive discussion followed presentation of the plan, with numerous members of the public commenting about the revised amendment, expressing opposition to the development itself. Their concerns primarily focused on increased traffic, the nature of the development, and density of the residential portion.

No action was taken on the petition.

Oaktree Outdoor Advertising

Claudia Shank of McNees Wallace and Nurick formally presented a petition to amend the Zoning Ordinance on behalf of the applicant, Oaktree Outdoor Advertising that would amend several sections of the ordinance regulating billboards. Ms. Shank described the key changes proposed, including increase in size of billboards along limited access highways to 300 SF and 200 SF along the pikes, decrease the minimum right-of-way setback for billboards, increase in billboard height, measurement of billboard height from the roadway surface instead of ground surface at the billboard, and elimination of setbacks from overlay districts. The proposed amendment also includes reduction of the frequency of message changes on electronic variable messaging signs (EVMS) from 5 minutes to 10 seconds and to allow 100% of sign surfaces to be EVMS.

Planning Commission members voiced objections and concerns regarding a number of the changes in the proposed ordinance and suggested some alternatives for the petitioner to

consider. At Ms. Shank's request the Commissioners tabled action on the proposed ordinance amendment.

Public Comment for Non-Agenda Items

Resident requested the Planning Commission members to look at the spirit of the law not just the letter of the law.

Adjournment

Motion was made by Mr. Rohrbaugh to recommend adjournment and seconded by Mr. Kime; motion carried 4-0. Meeting adjourned at 7:40.